

097.0

0006

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

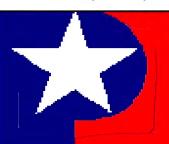
Total Card / Total Parcel

USE VALUE:

1,841,400 / 1,841,400

ASSESSED:

1,841,400 / 1,841,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		FROST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: STEVE FUSTOLO/TRUSTEE	
Owner 2: 26 FROST STREET TRUST	
Owner 3:	
Street 1: 26 FROST STREET	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 20,690 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Brick Exterior and 4043 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20690		Sq. Ft.	Site		0	70.	0.50	4									728,495						728,500	

Total AC/HA: 0.47498

Total SF/SM: 20690

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 728,495

Spl Credit

Total: 728,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

PRINT	Date	Time
	12/10/20	22:32:10
LAST REV	Date	Time
	05/07/19	15:06:02
	apro	
PAT ACCT.	7938	
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																							
Type: 6	- Colonial			Full Bath: 3	Rating: Good																																																																																																																														
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:																																																																																																																														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																																																														
Frame: 1 - Wood				1/2 Bath: 2	Rating: Good																																																																																																																														
Prime Wall: 7 - Brick				A HBth:	Rating:																																																																																																																														
Sec Wall:			%	OthrFix:	Rating:																																																																																																																														
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																																															
Roof Cover: 5 - Tile				Kits: 1	Rating: Good																																																																																																																														
Color: RED BRICK				A Kits:	Rating:																																																																																																																														
View / Desir:				Fpl:	Rating:																																																																																																																														
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																																														
Grade: A+ - Excellent				CONDOS INFORMATION																																																																																																																															
Year Blt: 1927		Eff Yr Blt:		Location:																																																																																																																															
Alt LUC:		Alt %:		Total Units:																																																																																																																															
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Lump Sum Adj:				Name:																																																																																																																															
INTERIOR INFORMATION				DEPRECIATION																																																																																																																															
Avg Ht/FL: STD		Phys Cond: GD - Good		18. %																																																																																																																															
Prim Int Wall: 2 - Plaster		Functional:		%																																																																																																																															
Sec Int Wall:		Economic:		%																																																																																																																															
Partition: T - Typical		Special:		%																																																																																																																															
Prim Floors: 3 - Hardwood		Override:		%																																																																																																																															
Sec Floors:		Total:		18.6 %																																																																																																																															
CALC SUMMARY				COMPARABLE SALES																																																																																																																															
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 125.00		Size Adj.: 0.93594766		Rate		Parcel ID	Typ	Date	Sale Price																																																																																																																								
Subfloor:		Const Adj.: 1.06018400		Adj \$ / SQ: 124.035																																																																																																																															
Bsmnt Gar: 2		Other Features: 141500		Grade Factor: 1.94																																																																																																																															
Electric: 3 - Typical		NBHD Inf: 1.00000000		NBHD Mod:																																																																																																																															
Insulation: 2 - Typical		LUC Factor: 1.00		Adj Total: 1353054																																																																																																																															
Int vs Ext: S		Depreciation: 251668		Depreciated Total: 1101386																																																																																																																															
Heat Fuel: 1 - Oil		Final Total: 1101400		Val/Su SzAd: 299.95																																																																																																																															
Heat Type: 5 - Steam		WtAv\$/SQ:		AvRate:		Ind.Val																																																																																																																													
# Heat Sys: 1	% AC:	Juris. Factor: 0		Before Depr: 240.63																																																																																																																															
% Heated: 100		Special Features: 0		Val/Su Net: 180.03																																																																																																																															
Solar HW: NO	Central Vac: NO	Final Total: 1101400		Val/Su SzAd: 299.95																																																																																																																															
% Com Wall	% Sprinkled:	PARCEL ID		097.0-0006-0004.0																																																																																																																															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																																							
SPEC FEATURES/YARD ITEMS				PARCEL ID 097.0-0006-0004.0																																																																																																																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																		
12	Pool-Gunite	D	Y	120X40	A	AV	1980		20.84	T	31.2	101			11,500		11,500																																																																																																																		
More: N				Total Yard Items:		11,500		Total Special Features:						Total:		11,500																																																																																																																			
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